2043

For and in consideration of the sum of ----------$10.00----------

----------TEN AND NO/100---------- DOLLARS

CASH IN HAND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FURTHER CONSIDERATIONS THE ASSUMPTION OF A DEED OF TRUST EXECUTED BY LEWIS E. GAINES AND WIFE, BETTY SUE GAINES TO MILLER KIMBROUGH, TRUSTEE, OF RECORD IN BOOK 2056, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO SECURE KIMBROUGH PHILLIPS COMPANY THE PAYMENT OF A NOTE DATED JANUARY 26, 1952, PRESENT PRINCIPAL BALANCE BEING $10,943.13 PAYABLE WITH INTEREST AT THE RATE OF 4½% IN MONTHLY INSTALLMENTS OF $69.63. FIRST INSTALLMENT DUE MARCH 1ST, 1952 AND FINAL PAYMENT DUE AND PAYABLE JANUARY 1, 1972.

WE, LEWIS E. GAINES AND WIFE, BETTY SUE GAINES

have bargained and sold, and by these presents do transfer and convey unto the said HARRY L. SHIRLEY AND WIFE, JOSEPHINE F. SHIRLEY

THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 32 ON THE MAP OF RIVERWOOD SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY LEONARD W. YORLEY, SURVEYOR, NOVEMBER 7, 1949, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF RIVERWOOD DRIVE AT THE NORTHEAST CORNER OF A PART OF LOT NO. 32 CONVEYED TO HATTIE MELENE WITT, ET AL, BY DEED FROM STEPHEN I. HOUGHTON AND WIFE, OF RECORD IN BOOK 1914, PAGE 281, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY MARGIN OF SAID RIVERWOOD DRIVE, SOUTH 67° EAST 23 FEET, SOUTH 31½° EAST 90 FEET, AND SOUTH 1° WEST 80.5 FEET TO A POINT; THENCE SOUTHWESTWARDLY 85.7 FEET TO THE NORTHERN BOUNDARY LINE OF THE SUBDIVISION OF GREENLAND ESTATES, AS OF RECORD IN BOOK 974, PAGE 13, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE, NORTH 53° 25' WEST 118.0 FEET TO THE SOUTHEAST CORNER OF SAID WITT PROPERTY; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID WITT PROPERTY, NORTH 32° 38' EAST 181.9 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEWIS E. GAINES AND WIFE, BETTY SUE GAINES BY A DEED FROM STEPHEN I. HOUGHTON, ET UX, OF RECORD IN BOOK 2021, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HARRY L. SHIRLEY AND WIFE, JOSEPHINE F. SHIRLEY

THEIR heirs and assigns, forever.

And WE do covenant with the said HARRY L. SHIRLEY AND WIFE, JOSEPHINE F. SHIRLEY that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And WE, LEWIS E. GAINES AND WIFE, BETTY SUE GAINES

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said HARRY L. SHIRLEY AND WIFE, JOSEPHINE F. SHIRLEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 21ST day of APRIL, 19 52

Lewis E. Gaines

Betty Sue Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named LEWIS E. GAINES AND WIFE, BETTY SUE GAINES

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21ST day of APRIL, 19 52

Commission expires [illegible]

[illegible]
Notary Public

65858

WARRANTY DEED

FROM
LEWIS E. GAINES AND WIFE,
BETTY SUE GAINES

TO
HARRY L. SHIRLEY AND WIFE,
JOSEPHINE F. SHIRLEY

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 23 1952
at 3:37 o'clock P.M.
Noted in Book 4458
Recording Fee $2.30
JAMES P. WILSON, Register
By [illegible] D.C.

Agents For
American Title & Insurance Co.
MIAMI, FLA.

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